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1800 F Collocation Project : Response to Cure Follow Up - HVAC

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Ms. Smith:

Regarding the HVAC design, CAC-Motir submitted an original design which complied with the P-100 standard and required new Fan Coil Units. Subsequently, CAC-Motir responded to GSA's request to revise the design using the "Building Standard", which eliminated the Fan Coil Units. GSA has given conflicting, or ambiguous, direction regarding which design is approved, if any. CAC-Motir asks that GSA definitively reject or approve the designs submitted.

Regarding new Fan Coil Units, CAC-Motir continues to maintain that new Fan Coil Units are a Change to the contract, which we have previously supported by multiple provisions of the contract. Additional support for this position can be found in the Statement of Work, which is provided below for your reference, emphasis added.

B. PROJECT OBJECTIVES AND DESCRIPTIONS OF THE WORK TO BE PERFORMED:

*1. The objective of this project is to reconfigure select spaces throughout the building in order to consolidate an additional 1,000 employees currently housed in GSA's Regional Office Building ("ROB"). Alterations to the 1800 F Building will include: the build-out of additional office space, conference and meeting spaces; installation of furniture, fixtures, and equipment (FF&E), **selective alterations to the building's existing electrical and mechanical systems to support new construction in areas identified in this scope;***

According to our mechanical engineer (CFR), the existing HVAC system is currently deficient with respect to P-100 standards for cooling/heating and temperature control. Therefore, the "selective alterations to the building's existing electrical and mechanical systems" are not required to "support new construction". To emphasize, the HVAC system would still require alterations to meet the P-100 standards even if the rooms were not reconfigured. Therefore, the HVAC "alterations" are not required to "support new construction", the alterations are required because the current HVAC system is deficient, with respect to the P-100 standards. As such, any HVAC Work beyond the re-distribution of air related to the revised layout would be considered outside the contractual Scope-of-Work. CAC-Motir's revised HVAC design meets Building Standard, does not require new Work outside the contract Scope-of-Work, and can be completed within the current schedule.

In summary, CAC-Motir has provided two separate HVAC designs. The original design meets P-100 standards, requires new Fan Coil Units and will take more time. Cost for the new FCUs and the related additional time for fab/del/install are a change to the contract. The revised design that meets the Building Standard, does not require new Fan Coil Units and can be accomplished within the current contract period.

Again, we ask that GSA approve the revised design, or instruct CAC-Motir to submit Change Order Proposal to proceed with the original design. As always, we are available to discuss this issue in detail.

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